

Grant County Planning Commission

August 28th, 2006

The August 28 2006 regular meeting of the Planning Commission was called to order by Chairman John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Bill Marksberry, Vernon Webster, Brooke Rider, Marlon Kinsey, Howard Brewer, William Covington, Dan Bates, Marvin Faulkner, Attorney: Tom Nienaber, Engineer: Ray Erpenbeck, Becky Ruholl

There was a quorum present.

ITEM 1: MINUTES

Howard Brewer made a motion to approve the July meeting minutes with the correction to item #10, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 2: JULY FINANCIAL REPORT

Vernon Webster made a motion to approve the July financial report, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 3: ADMINISTRATORS REPORT

Becky Ruholl stated that the Comprehensive Plan Committee has been meeting with the legislative bodies and the first public hearing for the Goals and Objectives will be at the Commission's meeting in September.

ITEM 4: TEXT AMENDMENT - CITY OF WILLIAMSTOWN

Chairman John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Becky Ruholl stated that fees were paid and notices given. Mr. Lawrence said that there were several text amendment requests and that they would have one public hearing to discuss all of them.

ARTICLE IX SECTION 18

Doug Beckham stated that this request was to allow swimming pools within the 50 foot side yard setback of the A-1 zone. He said that the pools must stay at least 10 feet from the side yard.

ARTICLE X SECTION 10

Doug Beckham stated that this was to allow modular dwellings within the A-1 zone.

ARTICLE VII

Doug Beckham stated that this request would add the definition of modular dwelling to the definition section of the Ordinance.

ARTICLE IX SECTION 9.25

Doug Beckham stated that this request would add regulations for modular dwellings to the general mobile home regulations.

ARTICLE XVII SECTION 18.1

Doug Beckham stated that this request would change the notification requirements of the Board of Adjustments meeting to include notifying all adjoining property owners.

ARTICLE XIX SECTIONS 19.1, 19.2 & 19.3

Doug Beckham said that this request would add a fee for the notifications to the adjoining property owners for the Board of Adjustment meetings and would also remove the fees for the items that the Planning Commission handles for the City such as zone changes and subdivision plats.

Chairman John Lawrence asked if anyone wished to speak for or against the requests. No one spoke for or against the request.

Chairman John Lawrence declared the public hearing closed.

Bill Marksberry made a motion to approve the requested text amendments for the City of Williamstown Zoning Ordinance, Howard Brewer seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 5: GRANT COUNTY CONCRETE - SITE PLAN

Chairman John Lawrence read a letter from Erpenbeck Engineers recommending approval of the Plat.

Howard Brewer made a motion to approve the plat, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 6: HOGAN HOUSE - SITE PLAN

Brooke Rider removed herself from discussion and voting of this item.

Chairman John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Vernon Webster made a motion to approve the plat, Dan Bates seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 7: BLACKBURN LANE - IMPROVEMENT PLAT

Chairman John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Marvin Faulkner made a motion to approve the plat, Bill Marksberry seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 8: THOROUGHbred RUN SEC 1 - FINAL PLAT

Chairman John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plat.

Howard Brewer made a motion to approve the plat, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 9: THOROUGHbred RUN SEC 2 - FINAL PLAT

Chairman John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Marvin Faulkner made a motion to approve the plat, Howard Brewer seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 10: AVALON - FINAL PLAT

Chairman John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plat with the condition that a bond be posted.

Mr. Dawalt presented a check in the amount for the bond. Mr. Nienaber said that a separate account would be set up for the check for the bond.

Marlon Kinsey made a motion to approve the plat with the bond, Brooke Rider seconded the motion. A hand vote was taken, Bill Marksberry: yes, Vernon Webster: yes, Brooke Rider: yes, Marlon Kinsey: yes, Howard Brewer: yes, William Covington: no, Dan Bates: yes, Marvin Faulkner: yes. Motion passes.

ITEM 11: HARBOUR POINT PHASE 2 - FINAL PLAT

Chairman John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan with the posting of a bond.

Mr. Nienaber said that he had a bond for \$5,000.00 to expire on Aug 28, 2009 and a bond for \$65,000.00 to expire on November 27, 2006.

Howard Brewer made a motion to approve the plat with the 2 bonds presented, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 12: BRENTWOOD SEC 5 - FINAL PLAT

Chairman John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plat.

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The Commission questioned the 2nd access point out of the subdivision. Ray Erpenbeck said that the condition of the zone change was to provide construction easement and right of way for a possible connection to the adjoining property and they had done so.

Howard Brewer asked if this road was going to tie into the new road proposed by One Eleven. Logan Murphy said that he had not seen the plans for that road.

Marvin Faulkner made a motion to approve the plat, Marlon Kinsey seconded the motion. A roll call vote was taken, Bill Marksberry: yes, Vernon Webster: no, Brooke Rider: yes, Marlon Kinsey: yes, Howard Brewer: abstained, William Covington: no, Dan Bates: no, Marvin Faulkner: yes. Motion passes.

ITEM 13: RIDGECREST - FINAL PLAT

Chairman John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plat with the condition that a bond be posted for \$4,600.00 for seeding and mulching.

John Lawrence said that there had been some issues with the grading of the property at the road and asked if that had been taken care of. Mr. Erpenbeck said that they had graded that area.

Dan Bates said that the City of Williamstown had questioned the compaction of the dirt. Ray Erpenbeck said that they had the compaction tests done and they had all passed.

Brooke Rider made a motion to approve the plat with the bond, Vernon Webster seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 14: CONVEYANCE PLATS - JULY

William Covington made a motion to approve the July Conveyances, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 15: EXECUTIVE SESSION

Brooke Rider made a motion to go into executive session to discuss litigation, Howard Brewer seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Howard Brewer made a motion to come out of executive session, Bill Marksberry seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Chairman, John Lawrence stated that no action was taken.

Howard Brewer made a motion to authorize Mr. Nienaber to pursue action against Mr. Ament and ARA Development concerning Ellen Kay Subdivision and the improvements that have not been completed and to also authorize Ms. Ruholl to begin criminal action against Mr. Ament for being in violation of the Zoning Ordinance. Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 16: OTHER BUSINESS

- Chairman John Lawrence said that the Commission needed to form a committee to review the fees schedule. Member of the committee are: Brooke Rider, Dan Bates, John Lawrence, Marvin Faulkner and William Covington.
- Vernon Webster said that the Officer Election committee had met and had decided to nominate the following members:
 - Vernon Webster made a motion to nominate John Lawrence for Chairman, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.
 - Vernon Webster made a motion to nominate Marlon Kinsey for Vice Chairman, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.
 - Vernon Webster made a motion to nominate Brooke Rider for Treasurer, Dan Bates seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.
 - Vernon Webster made a motion to nominate Marvin Faulkner for Secretary, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 17: ADJOURNMENT

William Covington made a motion to adjourn, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

JOHN LAWRENCE, CHAIRMAN - DATE

MARVIN FAULKNER, SECRETARY - DATE**Aug 28, 2006**